



~~July 20, 2004 CPC~~  
August 17, 2004 CPC

## Substantial Accord Review

05PD0101

Chesterfield County Public Schools

Clover Hill Magisterial District  
Southwest Quadrant of Genito Road and Route 288

REQUEST: Substantial accord review for a proposed public facility (public high school).

PROPOSED LAND USE:

A public high school which would accommodate 1,750 students is planned.

### RECOMMENDATION

Recommend approval for the following reasons:

- A. The Public Facilities Plan suggests that existing schools may be replaced with a new school to relieve overcrowding and to respond to new growth provided that the new school is consistent with the locational and other criteria of the Plan. Specifically, the proposed site is consistent with the Plan which provides that should Clover Hill High School be replaced with a new school, the new school should be located in the area generally north of Hull Street Road and east of Old Hundred Road.
- B. As conditioned, the facility, at the requested location, meets locational criteria for high schools as suggested by the Plan.

### CONDITIONS

- 1. Except where the requirements of the underlying Agricultural (A) zoning are more restrictive, development of the Agricultural (A) property shall conform to the requirements of the Zoning Ordinance for Corporate Office (O-2) Districts in Emerging Growth Areas. (P)

(NOTE: Development of the I-1 property must conform to the requirements of the I-1 District plus the conditions of zoning Case 80S003).

2. Direct access from the property to Genito Road shall be limited to no more than two (2) entrances/exits. One (1) access (the "Site Road") shall align the crossover on Genito Road that serves Genito Place. The other access, if constructed, shall be located approximately midway between the Site Road and Route 288. This access shall be limited to right-turns-in and right-turns-out only. The exact location of both accesses shall be approved by the Transportation Department. (T)
3. Prior to the issuance of an occupancy permit, the following road improvements shall be constructed, as determined by the Transportation Department:
  - a. Construction of additional pavement along the eastbound lanes of Genito Road at each approved access to provide a right turn lane.
  - b. Construction of additional pavement along the westbound lanes of Genito Road at the Site Road intersection to provide an adequate left turn lane. The exact length of this improvement shall be approved by the Transportation Department.
  - c. Construction of a concrete sidewalk along the south side of Genito Road from East Boundary Road to the Site Road.
  - d. Construction of two (2) lanes of the Site Road from Genito Road to Old Hundred Road. The exact alignment of this road shall be approved by the Transportation Department.
  - e. Construction of additional pavement along Old Hundred Road at the Site Road intersection to provide left and right turns lanes.
  - f. Construction of the Site Road at its intersection with Genito Road as a four-lane typical section (i.e., one (1) southbound lane and three (3) northbound lanes), unless otherwise approved by the Transportation Department. The exact length of this improvement shall be approved by the Transportation Department.
  - g. Construction of the Site Road at its intersection with Old Hundred Road as a four-lane typical section (i.e., one (1) eastbound lane and three (3) westbound lanes), unless otherwise approved by the Transportation Department. The exact length of this improvement shall be approved by the Transportation Department.
  - h. Traffic signalization at the Site Road/Genito Road and at the Site Road/Old Hundred Road intersection, if warranted as determined by the Transportation Department.

- i. Construction of additional pavement along the Site Road at the northernmost access to the high school to provide a left turn lane, as determined by the Transportation Department.
  - j. Installation of flashing "School Zone" lights, if approved by VDOT, at all access locations. The exact locations shall be approved by the Transportation Department.
  - k. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. (T)
4. A setback distance of 200 feet, measured from the right-of-way of Route 288, shall be provided for any sound sensitive use, as determined by the Transportation Department. (T)

#### GENERAL INFORMATION

Project Name:

Genito Road High School

Location:

Southwest quadrant of Genito Road and Route 288. Tax IDs 732-687-3969 and 733-686-0961 (Sheet 10).

Existing Zoning:

Agricultural (A) and Light Industrial (I-1) with Conditional Use Planned Development

Size:

80.7 acres

Existing Land Use:

Vacant/wooded

### Adjacent Zoning and Land Use:

- North – C-3 with Conditional Use Planned Development and I-1 with Conditional Use Planned Development; Commercial, industrial or vacant
- South – A; Vacant
- East – A and I-1 with Conditional Use Planned Development; Industrial or vacant
- West – A and I-1 with Conditional Use Planned Development; Industrial or vacant

### UTILITIES

#### Public Water System:

There is an existing sixteen (16) inch water line extending along the north side of Genito Road, adjacent to this site. Due to high line pressures, a pressure reducer may be necessary on-site. The public water system is available to serve this site. Use of public water is required by County Code.

#### Public Wastewater System:

There is an existing ten (10) inch wastewater sub-trunk line extending from East Boundary Court, across the request site, to serve development north of Genito Road. Use of the public wastewater system is required by County Code.

### ENVIRONMENTAL

The property is wooded with three quarters (3/4) of the property draining east through Brandermill Trade Center and then via tributaries to Nuttree Creek. The eastern quarter of the property drains east under Route 288 and then via tributaries to Nuttree Creek.

There are currently no on- or off-site erosion problems with none anticipated after development. There are also no on-site drainage problems. Downstream to the west, however, current conditions create flooding of Old Hundred Road during a ten (10) year storm. The homes in the Brandermill Subdivision adjacent to the golf course and along the tributary were constructed in the late 1970s and early 1980s prior to implementation of the Floodplain Management Ordinance that requires building setbacks. The tentative plans for the development show much of the drainage being routed east under Route 288. The developer will also design the site so that the ten (10) year storm that currently floods Old Hundred Road will be lower after development.

Since the homes adjacent to the golf course in Brandermill were constructed prior to the Floodplain Management Ordinance, the location of the homes to the ultimate floodplain is not known. The developer is analyzing the 100-year floodplain in relation to the structures and will make necessary improvements so that the fully developed watershed, 100-year floodplain will not touch any existing structure.

## PUBLIC FACILITIES

### Fire Service:

The Swift Creek Fire/Rescue Station, Company Number 16, currently provides fire protection and emergency medical service. This request will have a minimal impact on fire and emergency medical service.

When the property is developed, the number of hydrants, quantity of water needed for fire protection and access requirements will be evaluated during the plans review process. There are no foreseen problems.

### Transportation:

The property (80.7 acres) is currently zoned Agricultural (A). The applicant is requesting a Substantial Accord Determination to permit a public high school. This request will not limit enrollment at the school; therefore, it is difficult to anticipate traffic generation. The applicant has indicated that the school will be constructed to accommodate 1,750 students. Based on high school trip rates, development could generate approximately 3,140 average daily trips. These vehicles will be initially distributed along Genito Road and along Old Hundred Road, which had 2002 traffic counts of 13,376 and 10,373 vehicles per day, respectively.

In 2003, The Virginia Department of Transportation (VDOT) completed a project that widened Genito Road to a four (4) lane divided roadway from South Ridge Drive to Fox Chase Lane. As part of that project, a crossover and a left turn lane were constructed to serve the property. The project also provided a sidewalk along Genito Road from Fox Chase Lane to East Boundary Road. No additional road improvement projects in this area of the county are included in the Secondary Road Six-Year Improvement Plan.

Route 288 extends along the eastern boundary of the property. Traffic noise from Route 288 impacts this property. All sound sensitive uses developed on the property should be located away from Route 288. (Condition 4)

The Thoroughfare Plan identifies a proposed east/west major arterial from Old Hundred Road at the Brandermill Parkway intersection eastwardly across Route 288 to Warbro Road. The Plan also identifies a proposed interchange on Route 288 with the proposed east/west arterial. Providing this interchange may include extending the collector/distributor system along Route 288. This proposed interchange would improve access to the area, but would not reduce the road improvements necessary to accommodate future growth. A design for this proposed interchange has not been approved. One possible schematic design for the proposed interchange has been developed. Base on that schematic design, additional right of way would be needed along Route 288 and in the southeast corner of the property. Previously, a preliminary layout was developed depicting a high school and supporting facilities on the

property. The attached map shows the schematic design of the interchange on that preliminary layout of a high school.

Some preliminary discussions have occurred about the development of a major sports complex in this area. As part of those discussions, access to Route 288 is being considered. An idea for that access would be a new interchange on Route 288 at Genito Road. Based on the proximity of Powhite Parkway, constructing an interchange at this location may be difficult. A design for this proposed interchange has not been developed. Overlaying a typical single-point diamond interchange design on the preliminary layout of the high school indicates that additional right-of-way may be needed in the northeast corner of the property if that type of interchange is constructed. (See attached map)

Based on recommended Condition 1, development must adhere to the Development Standards Manual in the Zoning Ordinance relative to access and internal circulation (Division 5). The Thoroughfare Plan identifies Genito Road as a major arterial. Access to major arterials, such as Genito Road, should be controlled. Direct access to Genito Road should be limited to no more than two (2) entrances/exits (Condition 2). As previously stated, the Genito Road widening project provided a crossover on Genito Road to serve the property. One (1) access to Genito Road (the "Site Road") will align this crossover. The second access, if constructed, will be located on Genito Road approximately midway between the Site Road and Route 288, and will be limited to right-turns-in and right-turns-out only. Constructing the Site Road from Genito Road, south through the property to Old Hundred Road would provide additional access and assist in distributing the traffic generated by the high school.

The traffic impact of this development must be addressed. The developer should: 1) construct additional pavement along Genito Road at each approved access to provide a right turn lane; 2) construct additional pavement along Genito Road at the Site Road intersection to provide an adequate left turn lane; 3) construct a concrete sidewalk along the south side of Genito Road from East Boundary Road to the Site Road; 4) construct two (2) lanes of the Site Road from Genito Road to Old Hundred Road; 5) construct additional pavement along Old Hundred Road at the Site Road intersection to provide left and right turns lanes; 6) construct the Site Road at its intersection with Genito Road as a four (4) lane typical section (i.e., one (1) southbound lane and three (3) northbound lanes); construct the Site Road at its intersection with Old Hundred Road as a four (4) lane typical section (i.e., one (1) eastbound lane and three (3) westbound lanes); 7) provide full cost of traffic signalization at the Site Road/Genito Road and at the Site Road/Old Hundred Road intersections, if warranted; 8) construct a left turn lane along the Site Road at the northernmost access to the high school; and 9) install flashing "School Zone" lights, if approved by VDOT, at all access locations (Condition 3). Constructing some of these improvements will require the developer to acquire some "off-site" right of way.

At the time of site plan review, specific recommendations will be made regarding access and internal circulation.

## LAND USE

### Comprehensive Plan:

Lies within the boundaries of the Upper Swift Creek Plan in an area designated for Regional Mixed Use which suggests appropriate land uses include regional-scale office or commercial developments, especially large projects which may contain a mixture of corporate office, regional commercial, higher density residential and light industrial uses. Schools and colleges and other public uses are suggested to be appropriate in these areas.

The Public Facilities Plan, an element of the Comprehensive Plan, provides guidance regarding anticipated needs for public facilities such as schools to best serve the County's growing population and makes recommendations for their locations and timing.

Based on evaluations of attendance, convenience, facility capacities, population growth projections and trends, and enrollment projections, the Plan recommends a need for expanded and new high school facilities between 2003 and 2022. The Plan suggests the County schedule school expansion and/or new construction to relieve overcrowding and to respond to new growth. Further, the Plan provides existing schools may be converted from one school type or another, or replaced with a new school, provided that the converted or new facility is consistent with the locational and other criteria of the Plan.

In addition, construction of an access to Old Hundred Road is required which will provide additional access and assist in distributing the traffic to and from the high school (Condition 2). The Plan provides general locations for a new high school to replace Clover Hill High School. The Plan suggests the new school should be located in the area generally north of Hull Street Road, east of Old Hundred Road and open in 2009 or later.

As conditioned, the request meets the locational criteria of the Plan. The Plan provides that high schools should be located where direct access to collector and/or major arterial roads can be provided, that principle access should not be provided through residential neighborhoods nor should they be located within residential neighborhoods. Where they are adjacent to neighborhoods, active recreation and large parking areas should be oriented away from neighborhoods. The request site has direct access to Genito Road, a major arterial, and is not located within or adjacent to a residential neighborhood.

### Area Development Trends:

Properties to the north and west are zoned Community Commercial (C-3) and Light Industrial (I-1) with Conditional Use Planned Development as part of the Brandermill Development and Agricultural (A). These properties are occupied by commercial and industrial uses or are vacant. Properties to the south zoned Agricultural (A) and are vacant. Properties to the east are zoned Agricultural (A) and Light Industrial (I-1) and are occupied by industrial use or are vacant. It is anticipated that a mixture of regional commercial, light

industrial and office use, with higher density residential use permitted as part of a larger project, will continue in the area, as suggested by the Plan.

#### Zoning History:

The southern portion of the request property, approximately 12 acres, is zoned Light Industrial (I-1) with Conditional Use Planned Development. The Board of Supervisors approved this zoning (Case 80S003), upon an unfavorable recommendation by the Planning Commission, on August 27, 1980. The request property is part of a Tract 7 (an M-1 tract) of the original case which permits flexibility in development of a variety of uses from residential to industrial. A condition of this case requires a 100 foot buffer around the boundaries of the M-1 tracts. The applicants have indicated they will request through site plan review that the Commission reduce and/or eliminate this buffer requirement as provided for in Case 80S003.

#### Site Design:

Development of the I-1 Tract must conform to the requirements of the I-1 District plus conditions of zoning Case 80S003.

Currently, the request property lies within an Emerging Growth Area. The purpose of the Emerging Growth District Standards is to promote high quality, well-designed projects. While a portion of the property is not bound by the Emerging Growth District Standards, due to the agricultural zoning, a condition should be imposed requiring development of the Agricultural (A) tract site to conform to these requirements of the Zoning Ordinance, which address access, parking, landscaping, architectural treatment, setbacks, signs, buffers, utilities and screening of dumpsters and loading areas. (Condition 1)

#### Architectural Treatment:

The architectural treatment in the I-1 Tract will be regulated by requirements of the I-1 District plus conditions of Case 80S003.

With the imposition of Condition 1 as discussed above, development of the Agricultural (A) tract would be subject to Emerging Growth District Standards. Within Emerging Growth Areas, no building exterior, which would be visible to any agricultural or residential district or any public right of way may consist of architectural materials inferior in quality, appearance or detail to any other exterior of the same building. There is, however, nothing to preclude the use of different materials on different building exteriors, but rather, the use of inferior materials on sides which face adjoining property. No portion of a building constructed of unadorned concrete block or corrugated and/or sheet metal may be visible from any adjoining agricultural or residential district or any public right of way. No building exterior may be constructed of unpainted concrete block or corrugated and/or sheet metal.



### Setbacks:

Setbacks on the Light Industrial (I-1) tract will be regulated by requirements of the I-1 District plus conditions of zoning Case 80S003.

As previously noted, Condition 1 requires development of the Agricultural (A) tract to comply with Ordinance standards for Corporate Office (O-2) uses in Emerging Growth District Areas. The Ordinance will address landscaping, setbacks, buffers and screening. These requirements include setbacks and buffers for any active recreational areas such as outdoor play fields, courts, swimming pools and similar active recreational areas. Since properties to the south and west are designated for a mixture of regional commercial, industrial and office use with high density residential use permitted as part of a larger overall development, additional setbacks for active recreational areas are not warranted.

### CONCLUSIONS

The proposed public high school satisfies the criteria of location, character and extent as specified in the Code of Virginia. The request is in compliance with the Public Facilities Plan which identifies the need for additional high schools between 2003 and 2022. The Plan suggests that existing schools may be replaced with new facilities to relieve overcrowding and to respond to new growth provided that the new facility is consist with the locational and other criteria of the Plan. Specifically, a new school to replace Clover Hill High School in the area generally north of Hull Street Road, east of Old Hundred Road.

As conditioned, the facility, at the requested location, meets locational criteria for high schools as suggested by the Plan.

Given these considerations, approval of this request is recommended.

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### CASE HISTORY

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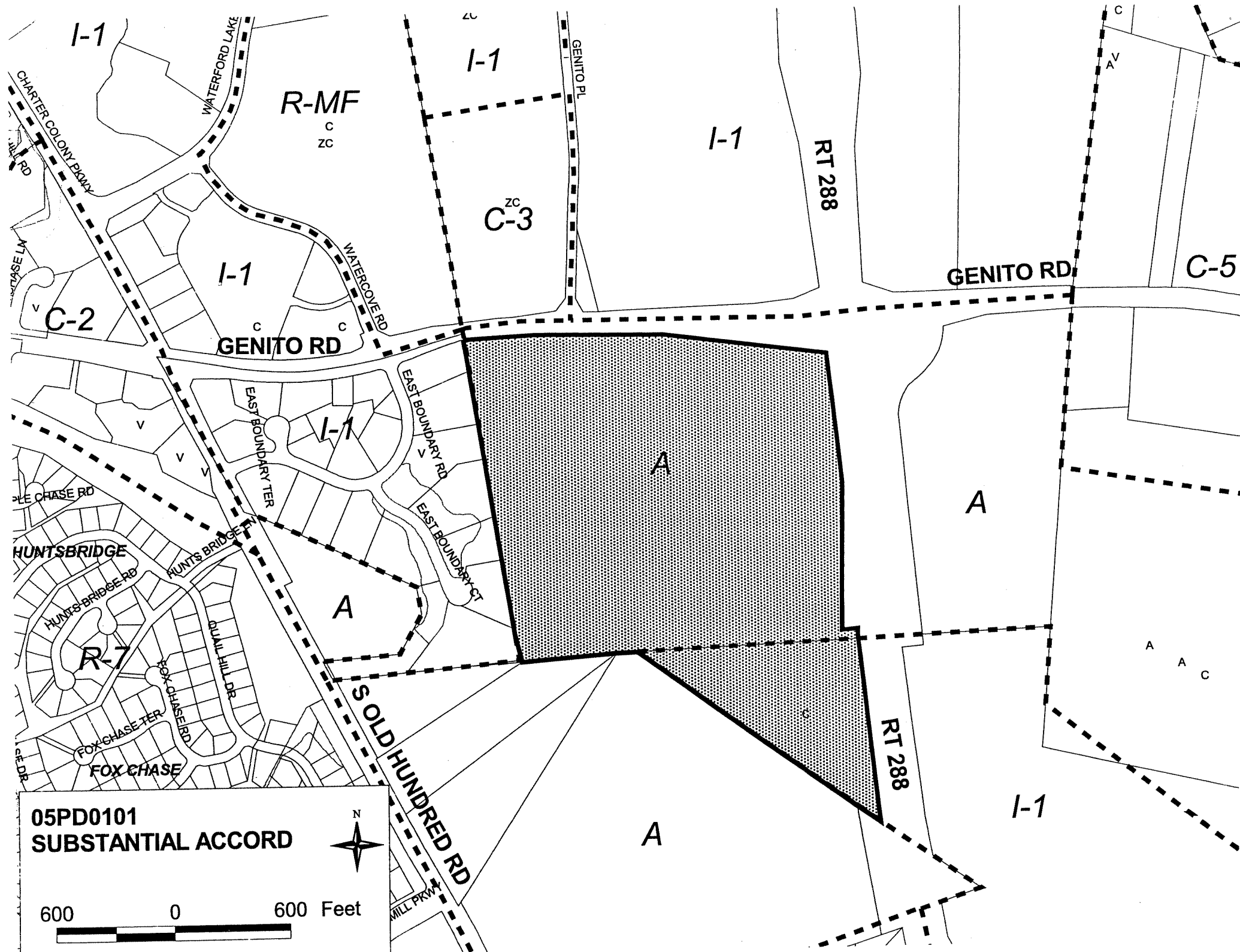
Planning Commission Meeting (7/20/04):

The Commission discussed a desire to have a public hearing on this request.

On motion of Mr. Litton, seconded by Mr. Bass, the Commission vacated the Director's decision that the request is in substantial accord with the provisions of the adopted Comprehensive Plan and directed staff to advertise the request for a public hearing at their meeting on August 17, 2004.

AYES: Unanimous.

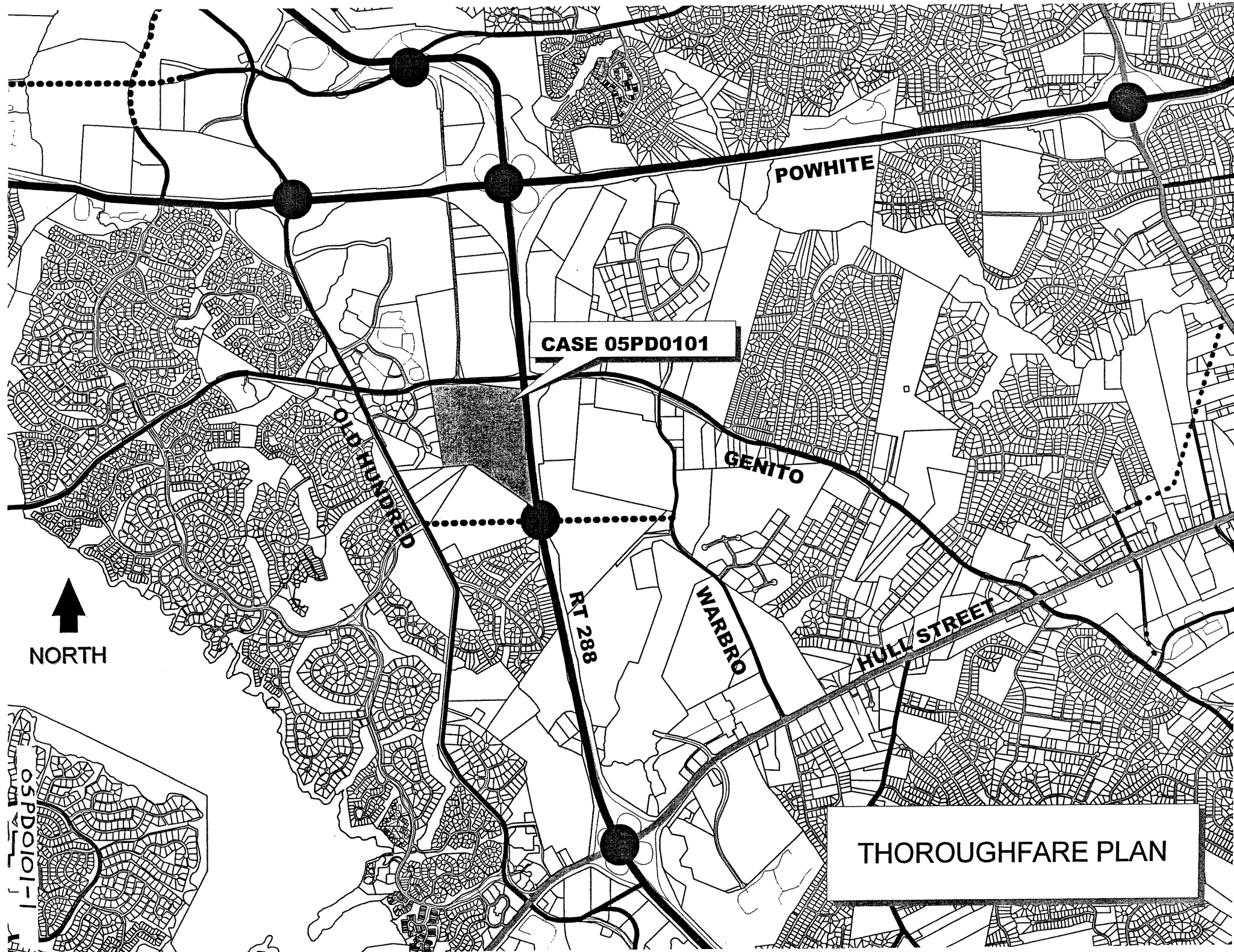
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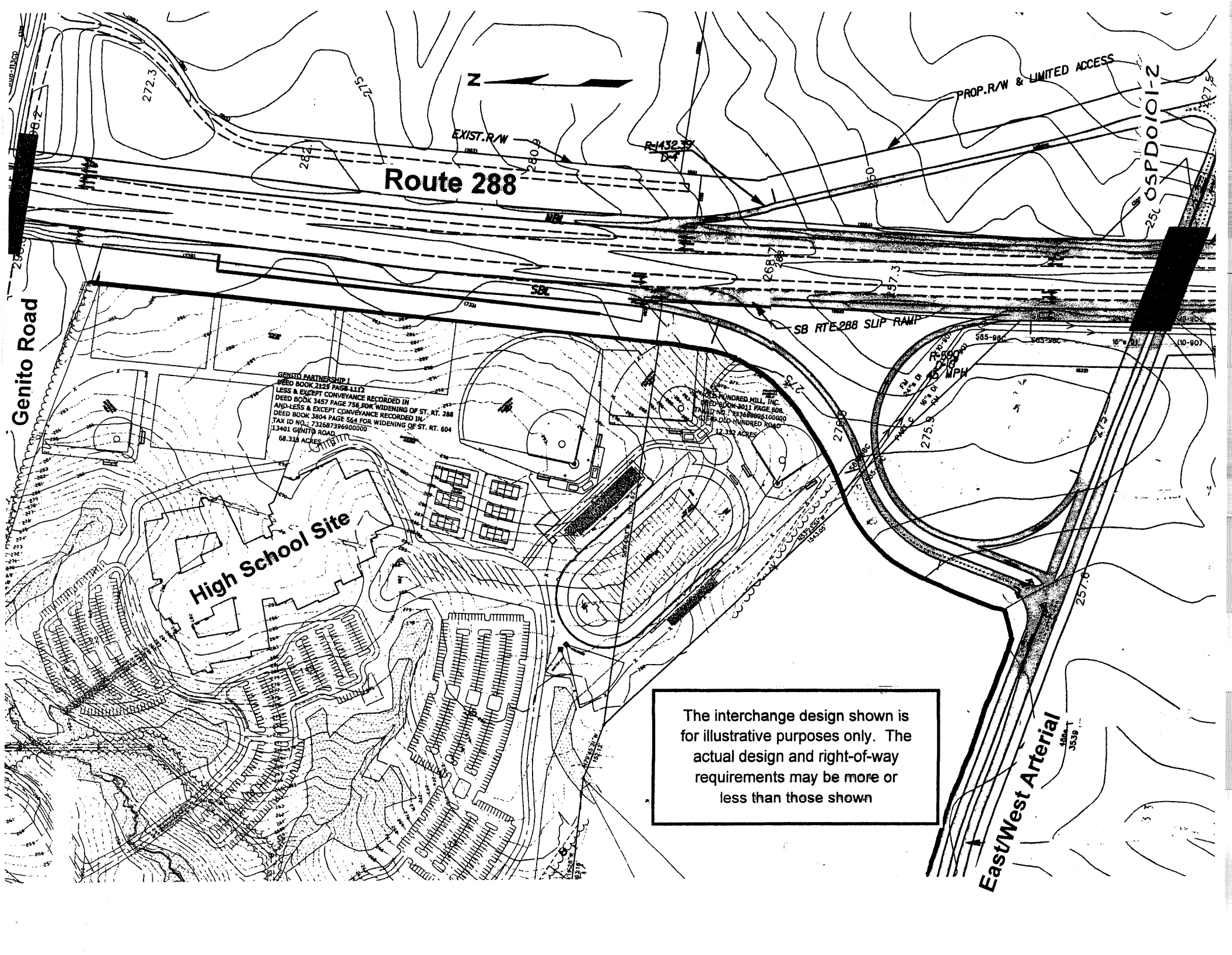


05PD0101  
SUBSTANTIAL ACCORD



600 0 600 Feet





Route 288

Genito Road

High School Site

The interchange design shown is for illustrative purposes only. The actual design and right-of-way requirements may be more or less than those shown

GENITO PARTNERSHIP I  
DEED BOOK 2125 PAGE 1112  
LESS & EXCEPT CONVEYANCE RECORDED IN  
DEED BOOK 3457 PAGE 716 FOR WIDENING OF ST. RT. 288  
AND LESS & EXCEPT CONVEYANCE RECORDED IN  
DEED BOOK 3804 PAGE 564 FOR WIDENING OF ST. RT. 604  
TAX ID NO.: 732687396900000  
13401 GENITO ROAD  
68.335 ACRES



OLD HUNDRED MILL, INC.  
DEED BOOK 3011 PAGE 808  
TAX ID NO.: 73268808100000  
1129 OLD HUNDRED ROAD  
12.332 ACRES

MISTERS OF CONWAY ROAD CENTRAL CH.  
DEED BOOK 804 PAGE 178 AC. 69  
TAX ID: 7326857200000